117.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	855,500	/	855,500
USE VALUE:	855,500	/	855,500
ASSESSED:	855,500	/	855,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAGEN BRETT R
Owner 2:	
Owner 3:	
Street 1:	64 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YOUMELL MATTHEW B ETAL/ TRS -
Owner 2:	64 DOTHAN STREET REALTY TRUST -
Street 1:	64 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	427,700	7,800	420,000	855,500
Total Card	0.138	427,700	7,800	420,000	855,500
Total Parcel	0.138	427,700	7,800	420,000	855,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 619.93 | /Parcel: 619.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75368

GIS Ref

GIS Ref

Insp Date 09/14/18

!9094!

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,000	7800	6,000.	420,000	851,800	851,800	Year End Roll	12/18/2019
2019	101	FV	367,100	8000	6,000.	414,000	789,100	789,100	Year End Roll	1/3/2019
2018	101	FV	227,500	6900	6,000.	318,000	552,400	552,400	Year End Roll	12/20/2017
2017	101	FV	227,500	6900	6,000.	300,000	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	227,500	6900	6,000.	276,000	510,400	510,400	Year End	1/4/2016
2015	101	FV	222,100	6900	6,000.	258,000	487,000	487,000	Year End Roll	12/11/2014
2014	101	FV	222,100	6900	6,000.	237,600	466,600	466,600	Year End Roll	12/16/2013
2013	101	FV	222,100	6900	6,000.	237,600	466,600	466,600		12/13/2012

PRINT

Date	Time
12/10/20	23:36:35

LAST REV

Date	Time
10/20/20	09:39:44

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9094

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUMELL MATTHEW	75024-43	1	7/1/2020		1,050,000	No	No		
YOUMELL MATTHEW	72459-74	1	4/16/2019	Convenience	99	No	No		
CARSWELL ALLISO	69242-561		5/5/2017		855,000	No	No		
PADRUSCH DAVID/	58299-555		1/17/2012		475,000	No	No		
DE LAURIER MARY	36450-406		9/19/2002		395,000	No	No		
	PR405-142		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2012	535	Re-Roof	8,750					
9/14/2004	870	Fireplac	2,000					GAS FIREPLACE
2/26/2001	119	Add Bath	9,000	C				ADD 3/4 QUARTER BA

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
9/14/2018	Meas/Inspect	CC	Chris C
12/13/2008	Meas/Inspect	336	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
11/30/2002	MLS	MM	Mary M
4/27/2000	Inspected	264	PATRIOT
2/10/2000	Measured	264	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.34972990
Adj $ / SQ:	227.767
Other Features:	88350
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479459
Depreciation:	51782
Depreciated Total:	427678

COMMENTS

2 OF = SINK AND TOILET IN BMT. GARAGE IS NOW OFFICE SPACE WITH ELECTRIC HEAT AND HW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

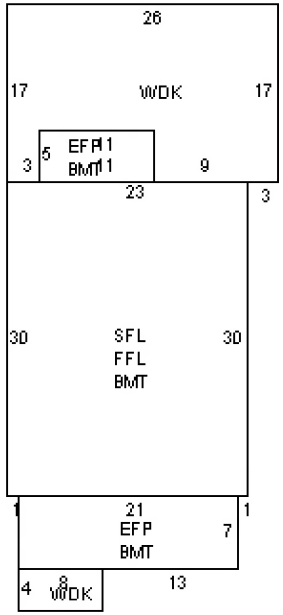
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	227.77
Special Features:	0	Val/Su Net:	147.84
Final Total:	427700	Val/Su SzAd	309.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	892	68.330	60,950
FFL	First Floor	690	227.770	157,159
SFL	Second Floor	690	227.770	157,159
WDK	Deck	419	11.320	4,743
EFP	Enclos Porch	202	54.940	11,097

Net Sketched Area:	2,893			Total:	391,108
Size Ad	1380	Gross Are	2893	FinArea	1380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
31	Barn	D	Y	1	25X24	A	AV	2010	14.00	T	7.2	101			7,800			7,800

More:	N	Total Yard Items:	7,800	Total Special Featues:		Total:	7,800

IMAGE

AssessPro Patriot Properties, Inc